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May 3, 2021

VIA ELECTRONIC FILING

Jocelyn G. Boyd, Esquire
Chief Clerk & Administrator
Public Service Commission of South Carolina
101 Executive Center Drive, Suite 100
Columbia, South Carolina 29210

RE: Dominion Energy South Carolina, Incorporated Request for Approval to Sell Real
Property and Waiver of Bid Requirement
Docket No. 2021-120-E

Dear Ms. Boyd:

By this letter, the South Carolina Office of Regulatory Staff ("ORS") hereby notifies the Public Service Commission of South Carolina ("Commission") that ORS has reviewed the filing submitted by Dominion Energy South Carolina, Incorporated ("DESC" or "Company") for a request for approval to sell two parcels of real property in Columbia, South Carolina and waiver of bid requirement ("Application").

Overview of Company's Request

South Carolina Code Ann. § 58-27-1300 (2015) requires DESC to obtain approval from the Commission when the Company seeks to "sell, assign, transfer, lease, consolidate, or merge its utility property" in excess of \$1,000,000. By Order No. 92-931 ("Order"), dated November 13, 1992 the Commission approved certain recommendations and reporting requirements regarding real property owned by DESC. The Order requires the DESC to engage in a competitive bidding process for sales of property with an appraised value in excess of \$50,000 ("Bid Requirement").

The real property that DESC is requesting to sell includes two parcels of land located at 3000 Harden Street ("Harden Street Parcel") and 1213 Flora Street ("Flora Street Parcel") in Columbia, South Carolina (Collectively the "Properties"). The Harden Street Parcel consists of 2.24 acres of land and an approximately 5,546 square feet one-story office building. The Flora Street Parcel consists of 3.144 acres and an approximately 7,355 square feet office building. In a letter filed with the Commission on April 5, 2021 the Company stated that the fair market value of the Harden Street Parcel exceeded \$50,000 and the fair market value of the Flora Street Parcel exceeded \$1,000,000. The Harden Street Parcel was previously used as a customer service center

and the Flora Street Parcel was previously used as a data center and a customer service center. The operations and employees at the Properties have been relocated within the Company. The Company stated it intends to enter into an agreement with the City of Columbia (“City”), whereby the City will purchase both properties for \$2.93 million, which equals the combined appraised value of the two properties.

The Company states that the Properties are classified on its books and records as common utility property and is included within the Company’s rate base for electric and natural gas operations. In accordance with the Federal Energy Regulatory Commission Uniform System of Accounts prescribed for public utilities, as adopted by the Commission, any gain realized from this transaction related to the building will be credited to depreciation reserves and any gain from this transaction related to the land will be recorded in Account 421.1000 entitled “Gain on Disposition of Property”, and any loss realized from sale of the land will be recorded in Account 421.2000 entitled “Loss on Disposition of Property.”

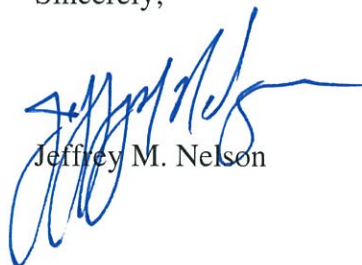
Subsequent to the Company’s initial filing Commission Counsel requested the Company file the actual appraisal figures for the two pieces of property. On April 22, 2021, the Company filed a true and correct copy of the original appraisal for the Harden Street Parcel and the Flora Street Parcel with the Commission. In addition, the Company filed ten (10) copies of the redacted appraisals for the Properties with the Commission for public disclosure.

ORS Recommendation

ORS has reviewed the Company’s Application, the Properties appraisals, as well as South Carolina Code Ann. § 58-27-1300 (2015), Commission Order No. 92-931, and prior filings by the Company regarding the sale of property. This request will not involve a change to any of DESC’s retail rates or prices, or require any change in any Commission rule, regulation, or policy. ORS does not object to the Company’s request for approval to sell the Properties and waiver of the bid requirement.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Jeffrey M. Nelson

cc: All Parties of Record (via e-mail)
David Butler, Esquire (via e-mail)